

Finish Building Materials		Primary	<ul style="list-style-type: none"> Vertical or horizontal fibrous cement siding and panels shall be used except on areas with special design details as indicated on Exhibit A. Horizontal lap siding shall be a minimum width of 6". Board and batten siding if used must be as follows: Batten spacing shall be a minimum of 6" with a minimum of 1" wide battens on all facades. Cultured stone when used must encompass the entire architectural element.
		Foundation	Cultured stone shall be applied from grade to a minimum height of 24" on all sides.
		Color	Primary façade colors shall be the following 2015 James Hardie colors: Artic White, Navajo Beige, Cobblestone, Pearl Grey, Light Mist, Sail Cloth, Sandstone Beiger, Monterey Taupe, Boothbay Blue, and Heathered Moss (or similar). Trim color shall be the 2015 James Hardie color: Artic White, other similar colors may be used subject to administrative approval.
Porches and Covered Stoops	A covered porch or covered stoop shall be required on all homes. A stoop shall be a minimum of 2' in depth and may be recessed. A porch shall be a minimum of 6' in depth. Porches and stoops shall be required to have one of the details shown on Exhibit A, or other architecturally appropriate detail approved administratively.	Form Options	Simple one story with low sloping roof, decorative elements. Larger more decorative porches with appropriate railing and detail.
		Columns	All porches shall have columns. Columns shall be a minimum of 8" square and constructed of smart siding, pvc.
		Railings	Railings shall not be required but if utilized must meet building code & constructed of aluminum, smart siding, pvc or vinyl, color to match columns
		Surface	Porch, stoop & walking surfaces may be concrete or pavers.
Windows and Doors		Window	<p>Window style shall be white vinyl, single hung with 4/4, 6/6 or 9/9 grid pattern or fixed pane with a minimum of 2 grids creating a minimum of 3 faux lights. All windows shall have a minimum STC rating of 28.</p> <p>All windows shall have grid patterns used on all four sides of the home.</p> <p>Shutters or trim are required on all windows on all elevations.</p> <ul style="list-style-type: none"> Shutters if utilized shall be sized to fully cover the window and shall be operable or appear as such, and utilize appropriate shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of vinyl, painted synthetic, PVC or Hardiplank. Shutters may be counted as a design element. Trim shall be required when shutters are not used. Trim shall be a minimum 3 1/2" board around all sides of windows. Trim may be counted as a design element.
		Front Door	Door style shall be 1, 2, 3, 4 or 6 panel fiberglass, solid of a single color door. Transoms with grids shall be optional above the front door.
		Garage Doors	Garage doors will be recessed a minimum of 5" from the garage façade.

		Color	Primary façade and trim color shall be 2015 James Hardie Artic White., or other similar colors may be used subject to administrative approval.
Porches and Covered Stoops	A covered porch or covered stoop shall be required on all homes. A stoop shall be a minimum of 2' in depth and may be recessed. A porch shall be a minimum of 6' in depth. Porches and stoops shall be required to have one of the details shown on Exhibit B.	Form Options	Porches and stoops shall be simple, one story with low sloping roof and decorative elements as shown on Exhibit B. Larger more decorative porches with appropriate railing and detail.
		Columns	All porches shall have square columns. Columns shall be a minimum of 8" square and constructed of smart siding, or pvc.
		Railings	Railings shall not be required but if utilized must meet building code and be constructed of aluminum, smart siding, pvc or vinyl. Color to match columns
		Surface	Porch, stoop and walking surfaces may be concrete or pavers.
Windows and Doors		Window	Window style shall be white vinyl, single hung with 4/4, 6/6 or 9/9 grid pattern or fixed pane with a minimum of 2 grids creating a minimum of 3 faux lights. All windows shall have a minimum STC rating of 28. All windows shall have grid patterns used on all four sides of the home. Shutters or trim are required on all windows on all elevations. <ul style="list-style-type: none"> Shutters if utilized shall be sized to fully cover the window and shall be operable or appear as such, and utilize appropriate shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batter and made of vinyl, PVC or Hardiplank. Trim shall be required when shutters are not used. Trim shall be a minimum 3 1/2" board around all sides of windows. Trim may be counted as a design element.
		Front Door	Door style shall be 2, 4, or 6 panel fiberglass, solid, of a single color door. Transoms with grids shall be optional above the front door with grids.
		Special Elements on Windows and Doors	Special trim elements shall be required on windows and doors located on facades facing private drives with detailing provided on Exhibit B. On facades without porches that face private drives a planter box shall be located below the window.
		Garage Doors	Garage doors will be recessed a minimum of 5" from the garage façade. Garage doors shall be a maximum of 16' in width and maximum 9' in height. Garage doors shall be fiberglass, insulated and 32 panels. The initial installation or replacement of garage doors must be a low-contrast color that is the same, or similar in hue and tonal value as the primary color of the house.